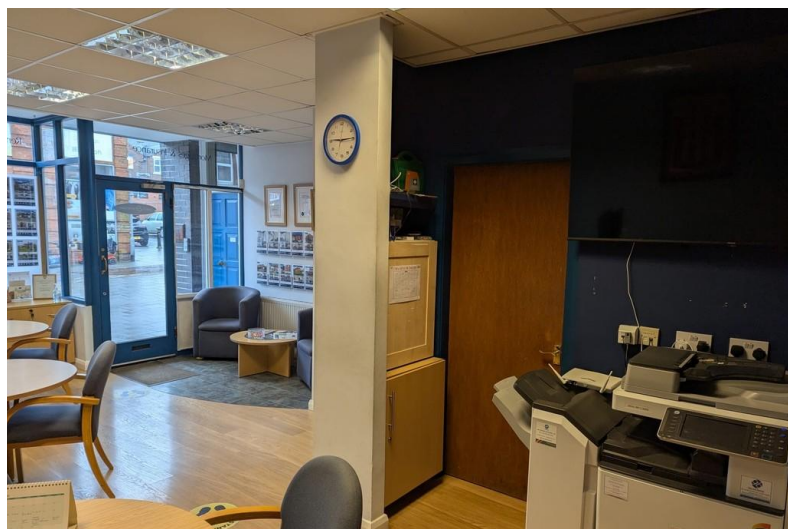




High Street Biddulph, ST8 6AR

- INVESTMENT PROPERTY
- PROMINANT HIGH ST LOCATION
- TWO RETAIL UNITS (tenanted) & A FIRST FLOOR SPACIOUS PREMISES FLAT (vacant)
- RENTAL POTENTIAL OF APPROX £23,400 PA
- CONVENIENT LOCATION
- FREEHOLD INVESTMENT
- EASY ACCESS TO THE A527 & CONGLETON/STOKE

Guide Price £150,000





Property Description

INTRO

Ground Floor Office premises in High Street , Biddulph ST8 6AR
Key Features: Long leasehold - 125 Years
Rental income potential £15,000 Per Annum
Two Separate Units currently laid out as one £250 Ground Rent with Nil Service Charge
Two linked Ground Floor commercial and High street office premises off High Street , Biddulph . The two retail units are currently open as one layout but could be partitioned into two separate units - 56 and 58 (Separate front and rear doors)
The property is to be sold at auction , however pre auction bids are available. The property is to be sold on a new lease of 125 years, with Nil Service Charge and a ground rent of £250 per annum. Currently leased to Askey & Sutcliffe, Trading as Martin and Co , who have leased the property since 2010. No reviews have taken place over previous years. Current rent paid £8,000 Per Annum. Potential rent immediate increase to £15,000 Per Annum
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own



surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. All dimensions/measurements are approximate.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840.



LOCAL AUTHORITY

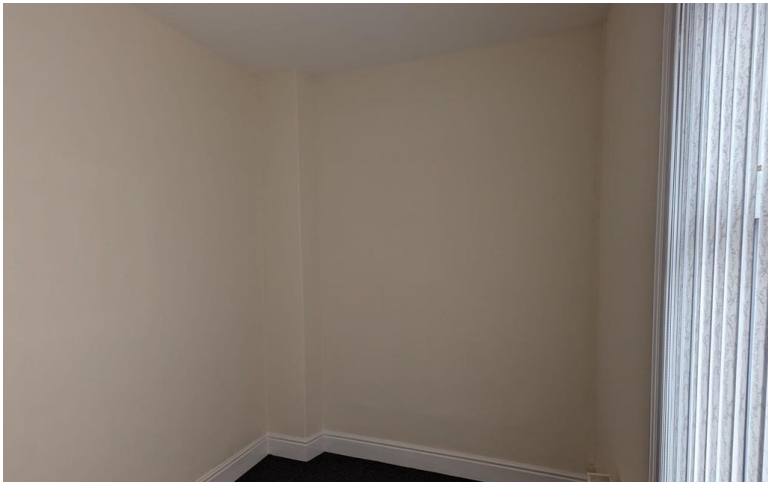
Staffordshire Moorlands District Council.

COUNCIL TAX BAND & BUSINESS RATES TBC

EPC RATING (PDF available online)

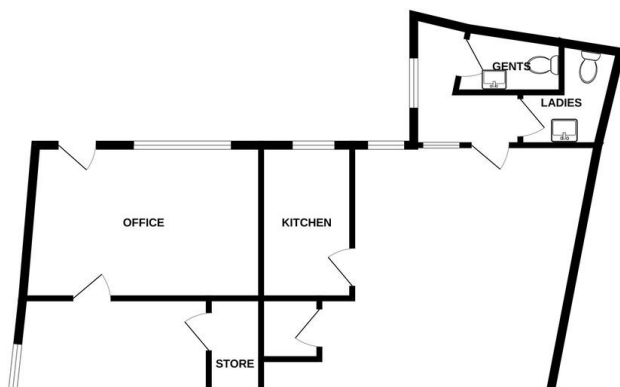
Current: Potential:



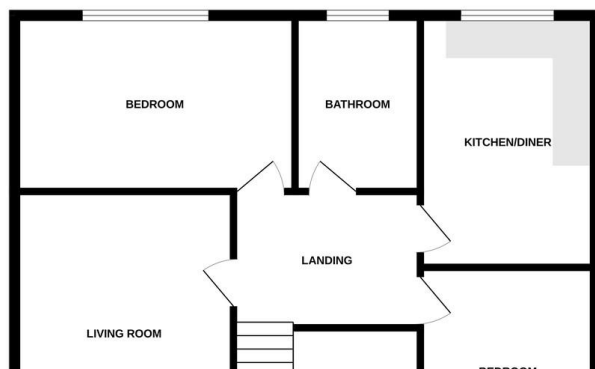




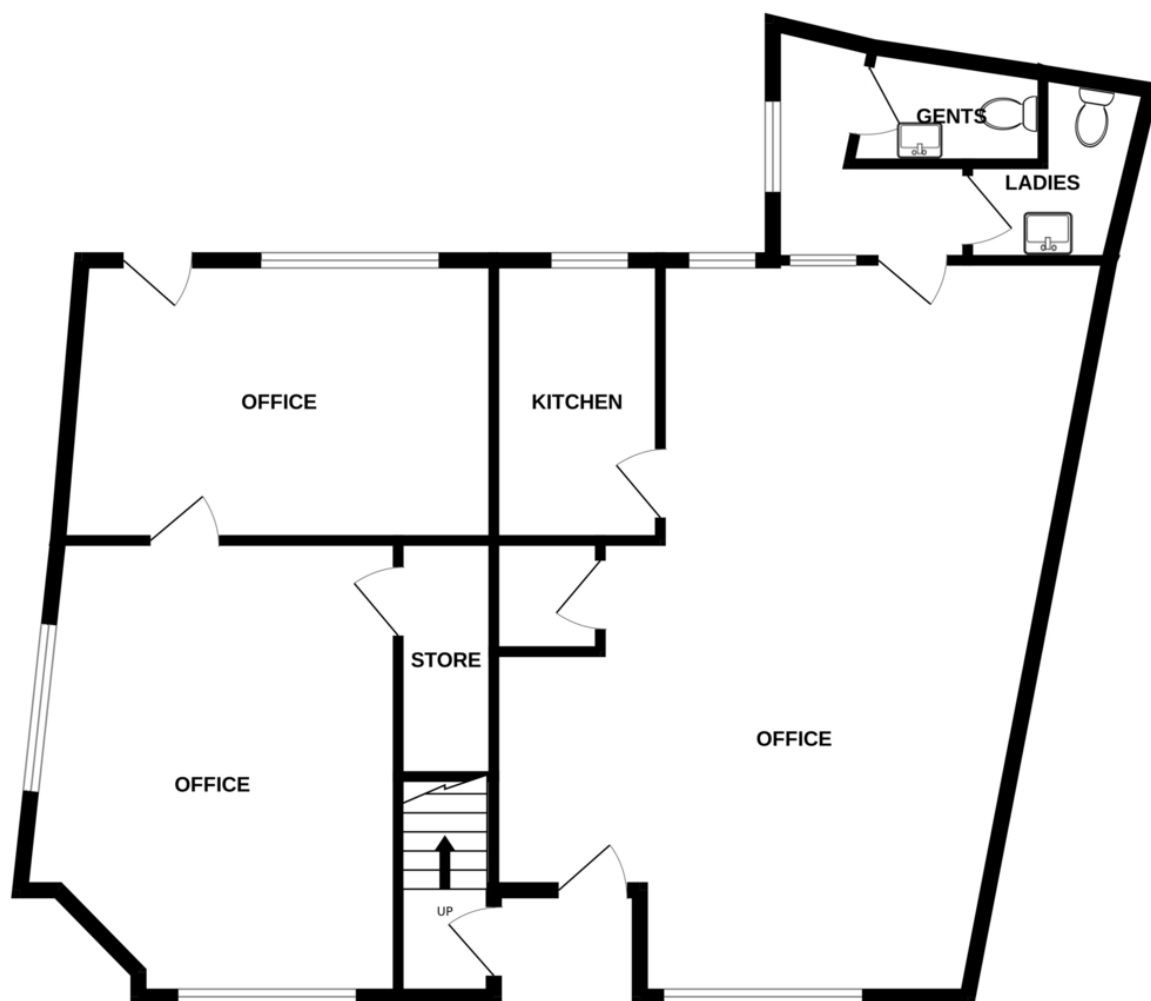
GROUND FLOOR



GROUND FLOOR



GROUND FLOOR



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01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.